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Director Industry Assessments, Planning Group, Department of Planning and Environment
Locked Bag 5022, Parramatta NSW 2124

MOSS VALE PLASTICS RECYCLING FACILITY SSD-9409987

I OBJECT TO THE PROPOSAL.

I beg you, before you tick any boxes, to visit the Plasrefine site to see why a Plastic Waste Recycling and Processing Facility in the heart of the Southern Highlands, on a land and rail-locked site, accessible only by a paper road, is highly illogical.

The reasons for my objection are as follows:

Alarmingly, GHD, in the EIS, states clearly that they have identified areas of concern and that these would not be addressed until after DPIE gives its approval. Unless rules for approval have changed in recent times this is not acceptable procedure in any manner or form.

The Paper Road (Braddon) is not in the Industrial zone. It is part of DP 1084421 which has recently been considered for rezoning into 5-acre residential lots by Wingecarribee Shire Council. The Braddon Road East (not gazetted) would pass through and run adjacent to land belonging to the highly hygienic Garvan Institute which breeds mice for valuable research. Mice, as you may not be aware, are very sensitive to vibration and pollution. It would also slice off a part of DP26490 which is non industrial and privately owned. The Garvan and owner of DP26490 have not yet been approached by Plasrefine or GHD to my knowledge.

The proposal to use Lytton and Beaconsfield Road for operation has been refused by Wingecarribee Council. It is likely that, should those roads be used for construction of the facility, there would be an expectation by Plasrefine to use them operationally until the Braddon Road East is constructed. **Council**

refused Garvan permission to use Beaconsfield as access for construction and operation when the institute was built about 12 years ago. It is not acceptable that DPIE can overturn that decision to accommodate the Plasrefine heavy industrial operation, especially when at full strength. The diagrams included with the EIS show the proposed “option one” road running right up to the carport of No.72 Beaconsfield Rd, effectively taking out a 27-year-old Oak Tree and two well established flowering cherry trees as well as bringing the associated traffic, noise, pollution practically into my bedroom. Add to that the distinct possibility of trucks lining up in Beaconsfield awaiting their turn, motors idling, outside the homes of my neighbours and myself.

It is ludicrous for GHD to state that my home and those of my neighbours would not be affected by Noise, Light and Vibration. My property is closest to the proposal and within the impact zone. Whereby an inconsiderate neighbour does reverse out of his drive at 4am beeping all the way, it is a matter of minutes. A far cry from what we can expect from Plasrefine’s vehicle movements. As for vibration, the Blue Circle trains and those on the main line cause vibration in my home when they pass, once again just minutes. Imagine an operation which runs 24/7, trucks during the day and processing during the night. **With a 24/7 operation comes artificial light which invades our homes and the stars go out.**

Beaconsfield and adjoining roads all run through a residential area comprising many young families, a kindergarten and a catholic primary school. At the top of the hill where I live there are eight out of nine homes which have young people living or visiting regularly. There are several residents who have health issues, myself included. Ours is a rural sanctuary with cattle, sheep and horse



blue arrow shows site

grazing on what Council promised would be a buffer zone between the SHIP and Moss Vale. That we even have to consider a proposal such as the Plasrefine EIS is an anathema. That the land has not been used since 1933 is a blatant mistruth. It was once a strawberry market garden and in recent times has never been short of cattle.

Regarding DP 1084421 itself, when Micksham submitted a DA in 2019 it was knocked back by Council on grounds of **WATER** management and **ACCESS**. Previous Waterboard letters have drawn attention of Council to the unsuitability of the site for industrial use and further subdivision. When you

look at the plans for the development you will see how much development Plasrefine has to cram onto a block of 7.7 hectares (not even the mandatory 10 Hectares) which, as far as I am aware has not yet been subdivided from DP 1084421 C4 zone.

The suitability of the site itself leaves much to be desired. It is fraught with springs. As well, at least a third of the 7.7 hectares is prone to run off from property to the south. I do not think Plasrefine have even bothered to check out the site in this latest run of wet weather or they would have taken down the **SAY NO to PLASREFINE NOT THE RIGHT SITE** sign on their gate!!!!



PART OF THE 7.7 HECTARES IN THE WET

In a dry time, the dams have all run dry and the soil coverage is tinder dry. When there is a strong hot wind from the west the power lines have triggered fires in my time living here. In the last bush fires the Council rubbish depot caught fire. Had not the fire brigade been quick off the mark many businesses in the SHIP (Southern Highlands Innovation Park) and even my home would have been in the firing line. Plasrefine would be reliant on Town water. Wind and weather come from all points of the compass in the Highlands.

Plasrefine says the doors to the facility would be facing west to help noise mitigation. It refrains from saying that our regular howling winds would wreak havoc inside the plant scattering plastic like confetti. The doors have to open and shut regularly during operation time 24/7!!! Burradoo and Berrima as well as ourselves would really love to be on the receiving end, not to mention the plastic festooning the fences and creating an eyesore.

GHD keeps pointing us in the direction of a similar facility in Victoria. Why is it then that when I googled the operation it was accompanied by a very unfavourable report citing the floor was covered by water, rubbish, dead animals and glass? The Victorian facility was, however, situated on a major road at Somerton and had easy access. Not so the proposal for Moss Vale

which is situated in the heart of the Southern Highlands, its vehicles criss-crossing the area on a network of ill maintained, non-load bearing roads.

How can GHD say that their articulated truck and light vehicles movements will not add to the congestion in the Highlands? Moss Vale's Argyle Street comes to a virtual standstill with residents traveling to and from employment in the city, towns and villages, and students travelling to the many Public and Private Schools which make the Highlands a great residential destination for young families. Will Plasrefine instruct its drivers to only use the roads at the quieter times. Will Plasrefine, in fact, have any control over the route the vehicles will take from their pick-up points. GHD have told us that monitoring and control will be the task of Council and residents and that it will not be a Plasrefine responsibility. **That is arrogant and unacceptable.**

Douglas/Lackey Roads, Plasrefine major access route, were closed to traffic during the wet weather recently. This is not an uncommon occurrence.

THE SOUTHERN HIGHLANDS IS A TOURIST DESTINATION. Are visitors then to compete with Plasrefine truck and vehicle movements **DAILY** from all points of the compass????

GHD tells the community that the Proposal will be good for jobs. In the next breath they say it will be computerized. Who is to say that the proposed number of personnel employed will even live in the Highlands when their waste pick-up points are so far afield? (When I rang a waste recycling facility at Minto, I was told that no one spoke English well enough to talk to me!!!! It was a Chinese owned and run facility as is Plasrefine). Surely the continued promotion of the Southern Highlands as a tourist destination will do more to provide jobs than will the Plasrefine proposal which will only bring road chaos, noise, transmissions of toxic emissions **and visual pollution** to name a few.

Needless to say, the **VISUAL POLLUTION** for myself and my neighbours will be horrendous should the proposal go ahead. We are told that parts of the building will be 18metres high which even the most advanced of trees will not camouflage, ever!! The distance from my house to the Braddon Road is an easy golf shot. The thought of the buildings, trucks, vehicles, noise, light 24/7, vibration and transmissions is making for many a sleepless night.

GHD has stated that only 20% of contaminated water will enter the Sydney Water Catchment. 80% will be recycled. I and my neighbours have mandatory septic tanks and the Council regulations are very strict regarding leakage!! Surely 20% of the huge amount of stored and mains water needed to clean the plastic is 20% too much. Sufficient water storage is only possible if it rains. In a dry time, Moss Vale water storage is barely adequate. Huge residential development has occurred in the last few years and the Wingecarribee Council is struggling to furnish water, sewerage and power as it is.

To date, Plasrefine has not felt it necessary to attend any of the community meetings. We have found GHD to be very un-professional in its dealings and their EIS to be full of holes and grammatical errors. A SIA, which would highlight all the Southern Highlands' concerns, has not been submitted by GHD. **It would be much appreciated by all if DPIE were to ask for one in retrospect.**

With COVID, school holidays and now the delays in community consultation due to the weather, there is clearly need for an extension to allow more time in which to peruse the EIS in detail and make submissions. I ask that an extension be granted.

Obviously Waste management facilities are to be applauded but, as I said in the preface to this letter, the Plasrefine proposal is not right for this site and repeat the plea for those who will be assessing the application to come to see for themselves why an alternative site should be considered.

Yours sincerely

